

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
NW/Cor. Yeoho Road and Benson Mill Road \*  
(16400 Yeoho Road) \* DEPUTY ZONING COMMISSIONER  
5<sup>th</sup> Election District \*  
3<sup>rd</sup> Councilmanic District \* OF BALTIMORE COUNTY  
  
Jack G. Kamps, Jr., et ux \* Case No. 99-317-A  
Petitioners \*  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jack G. Kamps, Jr., and his wife, Elizabeth B. Kamps. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 50 feet in lieu of the required 75 feet from any street in an R.C.2 zone for a proposed 28' x 36', two and one-half story addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore,

ORDER RECEIVED FOR FILING

Date

BY


strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of March, 1999 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 50 feet in lieu of the required 75 feet from any street in an R.C.2 zone for a proposed 28' x 36', two and one-half story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 3/18/99  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

March 18, 1999

Mr. & Mrs. Jack G. Kamps, Jr.  
16400 Yeoho Road  
Sparks, Maryland 21152

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NW/Corner Yeoho Road and Benson Mill Road  
(16400 Yeoho Road)  
5th Election District – 3rd Councilmanic District  
Jack G. Kamps, Jr., et ux - Petitioners  
Case No. 99-317-A

Dear Mr. & Mrs. Kamps:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 16400 Yeoho Rd  
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A 01.3.B.3 - To Approve A

SETBACK OF 50 FT. IN VIEW OF THE REQUIRED 75 FT. FROM THE  
CENTERLINE OF ANY STREET IN AN RC-2 ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Jack G Kamps Jr.  
Name - Type or Print \_\_\_\_\_  
Signature [Signature] \_\_\_\_\_  
Elizabeth B Kamps  
Name - Type or Print \_\_\_\_\_  
Signature [Signature] \_\_\_\_\_  
16400 Yeoho Rd (410) 329-3121  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Sparks md 21152  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Jack G Kamps Jr.  
Name \_\_\_\_\_  
16400 Yeoho Rd (410) 329-3121  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Sparks md 21152  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

CASE NO. 99-317-A

Reviewed By [Signature] Date 2-17-99

Estimated Posting Date 2-28-99

ORDER RECEIVED FOR FILING  
3/1/99  
REV 8/15/98

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 16400 Yeoho Road  
City Sparks State MD Zip Code 21152

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The house at the above location is a two bedroom, one bathroom farmhouse more than 100 years old. In order for our growing family to live in a comfortable and sanitary environment, it has become necessary to build an addition to the residence.

The property line is a unique shape, bordered by two country roads on the east and south. The house sits close to both roads: approximately thirty feet to Yeoho Road on the east and approximately seventy feet at its closest point to Benson Mill Road on the south.

We are asking for the variance so that the addition may be built off the back of the house in a style that maintains the historical character of the dwelling. By running the addition off the back of the house, we will be afforded with an adequate living area that provides for a secluded back yard and additional safety for our young children.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Jack G. Kamps Jr.  
Name - Type or Print Jack G. Kamps Jr.

Signature Elizabeth B. Kamps  
Name - Type or Print Elizabeth B. Kamps

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jack G. Kamps Jr. & Elizabeth B. Kamps  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 2/17/99

Signature Shonda D. Shames  
Notary Public

My Commission Expires MY COMMISSION EXPIRES OCTOBER 1, 2002

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 16400 Yeoho Road  
City Sparks State MD Zip Code 21152

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

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The property line is a unique shape, bordered by two country roads on the east and south. The house sits close to both roads: approximately thirty feet to Yeoho Road on the east and approximately seventy feet at its closest point to Benson Mill Road on the south.

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Jack G. Kamps Jr.  
Name - Type or Print Jack G. Kamps Jr.

Signature Elizabeth B. Kamps  
Name - Type or Print Elizabeth B. Kamps

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jack G. Kamps Jr. & Elizabeth B. Kamps  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 2/17/99

Notary Public Dinda R. Shannon

My Commission Expires 09/15/98



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 16400 Yesho Road

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) LA 01.3 B.3 - To APPROVE

A SETBACK OF 50 FT IN LIEU OF THE REQUIRED 75 FT  
FROM THE CENTER LINE OF ANY STREET IN AN RC-2 ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

Jack G Kamps Jr.

Name - Type or Print

Signature

Elizabeth B. Kamps

Name - Type or Print

Signature

16400 Yesho Rd (410) 329-3121

Address

Telephone No.

Sparks MD 21152

City

State

Zip Code

### Representative to be Contacted:

Jack G Kamps Jr.

Name

16400 Yesho Rd (410) 329-3121

Address

Telephone No.

Sparks MD 21152

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this        day of       , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-317-A

Reviewed By JGA Date 2-17-99

REV 9/15/98

Estimated Posting Date 2-28-99

### **Zoning Description for 16400 Yeoho Road:**

Beginning at a point on the west side of the centerline of Yeoho Road, which is twenty (20) feet wide, on the north side of the centerline of Benson Mill Road, which is twenty (20) feet wide.

Beginning for the same at a pipe heretofore set at the end of the 2<sup>nd</sup> or north 48 degrees 56 minutes east 176.50 foot line of the land which by deed dated August 23, 1960 and recorded among the Land Records of Baltimore County in Liber W. J. R. 3746, folio 513, was conveyed by John R. Bridges and wife to Charles E. Nelson and wife, said point being also in the 5<sup>th</sup> or north 47 degrees 30 minutes east 485 foot line of the 2<sup>nd</sup> parcel of land which by deed dated March 29, 1938 and recorded among the Land records of Baltimore County in Liber C. W. S. Jr. 1029, folio 53, was conveyed by Isaac N. Turnbaugh (widower) to Ernest J. Turnbaugh and wife, running thence and binding on part of the 5<sup>th</sup> line in last mentioned deed, north 47 degrees 30 minutes 00 seconds east 207.3 feet and south 36 degrees 54 minutes 30 seconds east 260.24 feet to the intersection formed by the center of Yeoho Road with the center of Benson Mill Road, running thence for lines of division and binding on or near the center of Benson Mill Road, as now located, the six following courses and distances: (1) north 80 degrees 51 minutes 20 seconds west 75.00 feet; (2) north 84 degrees 42 minutes 40 seconds west 53.27 feet; (3) south 89 degrees 59 minutes 30 seconds west 67.46 feet; (4) south 79 degrees 16 minutes 40 seconds west 56.50 feet; (5) south 72 degrees 08 minutes 30 seconds west 39.00 feet; (6) south 62 degrees 05 minutes 30 seconds west 128.47 feet to then end of the 4<sup>th</sup> line of the first mentioned deed, Bridges to Nelson, thence leaving the center of Benson Mill Road and binding reversely on the 4<sup>th</sup> and 3<sup>rd</sup> lines in aforesaid deed. Bridges to Nelson, as now surveyed, the two following courses and distances, north 28 degrees 27 minutes 00 seconds west 20.00 feet and north 28 degrees 27 minutes 00 seconds west 231.26 feet to the place of beginning. Containing 2.502 acres of land more or less. The improvements thereon being known as 16400 Yeoho Road.

99-317.A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

99-318-A.

No. 063737

DATE 2-17-99. ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Res. Van (Admin.) \$ 50

FOR: TOTAL: \$ 50

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

507

PAID RECEIPT  
PROCESS ACTUAL  
2/17/99 2/17/99 10:30 AM  
RES. VAN CASHIER LEAD LVS. DRIVER  
5 MISCELLANEOUS CASH RECEIPT  
RECEIPT # 096405  
CH. NO. 063737

50.00 CHECK: PA  
Baltimore County, Maryland

CASHIER'S VALIDATION

RE Case No. 99-317A

Petitioner/Developer: O'KEEFE, ETAL

Date of Hearing/Closing: 3/15/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #16400 YEOTH

The sign(s) were posted on 2/25/99  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/25/99  
Patrick M. O'Keefe 2/25/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

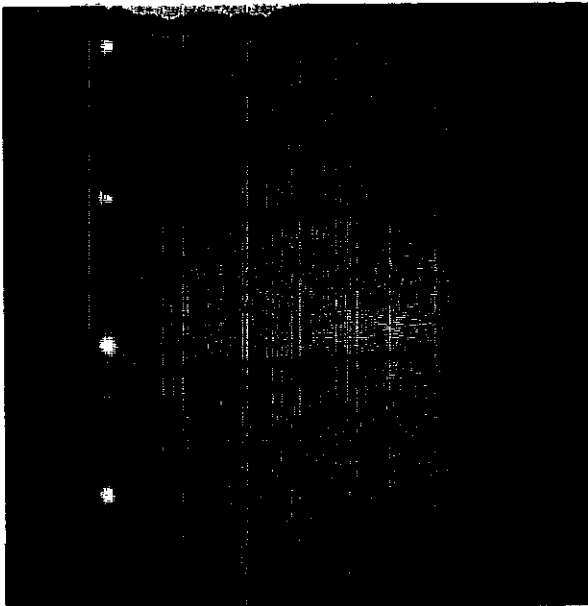
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



16400 99-317-A  
YEOTH 3/15/99

99-317A  
#16400 YEOTH RD.

**ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES**Case Number 99- 318 -SPH Address 16400 YEOH RD. SPARKS 21152Contact Person: SCOTT R. ALEXANDER Phone Number: 410-887-3391  
Planner, Please Print Your NameFiling Date: 2-17-99 Posting Date: 2-28-99 Closing Date: 3-15-99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE SPECIAL HEARING SIGN FORMAT**Case Number 99- 318 -SPH Address 16400 YEOH RD. SPARKS 21152Petitioner's Name JACK & ELIZABETH KAMPS Telephone 410-329-3121Posting Date: 2-28-99 Closing Date: 3-15-99Wording for Sign: Administrative Special Hearing to approve A REAR ADDITION  
50 FT TO THE CENTER OF THE ROAD IN LIEU OF THE  
REQUIRED 75 FT. IN AN RC-2 ZONE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-317A  
Petitioner: Jack & Elizabeth Kamps  
Address or Location: 16400 Yeoho Rd. Sparks MD 21152

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Jack & Elizabeth Kamps  
Address: 16400 Yeoho Rd  
Sparks MD 21152  
Telephone Number: 410-329-3121

Revised 2/20/98 - SCJ

99-317A - 16



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 15, 1999

Mr. Jack G. Kamps, Jr.  
16400 Yeoho Road  
Sparks, MD 21152

RE: Case No.: 99-317-A  
Petitioner: Jack Kamps  
Location: 16400 Yeoho Road

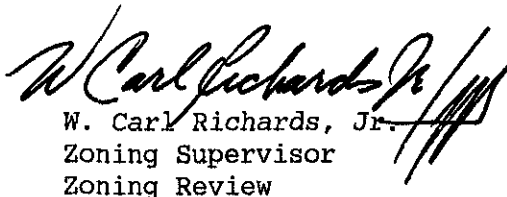
Dear Mr. Kamps:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

March 11, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, 328, AND 329

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 2.26.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 317

JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

closed 3/15

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 10, 1999

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBs/pj*  
SUBJECT: Zoning Item #317

Jack Kamps - 16400 York Road

Zoning Advisory Committee Meeting of March 1, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
  - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
  - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
  - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X   GWM: An evaluation of the well and septic system will be required prior to building permit approval.



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

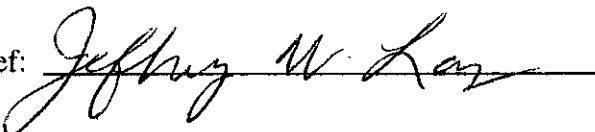
**Date:** March 1, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 317

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: 

AFK/JL

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   March 19, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

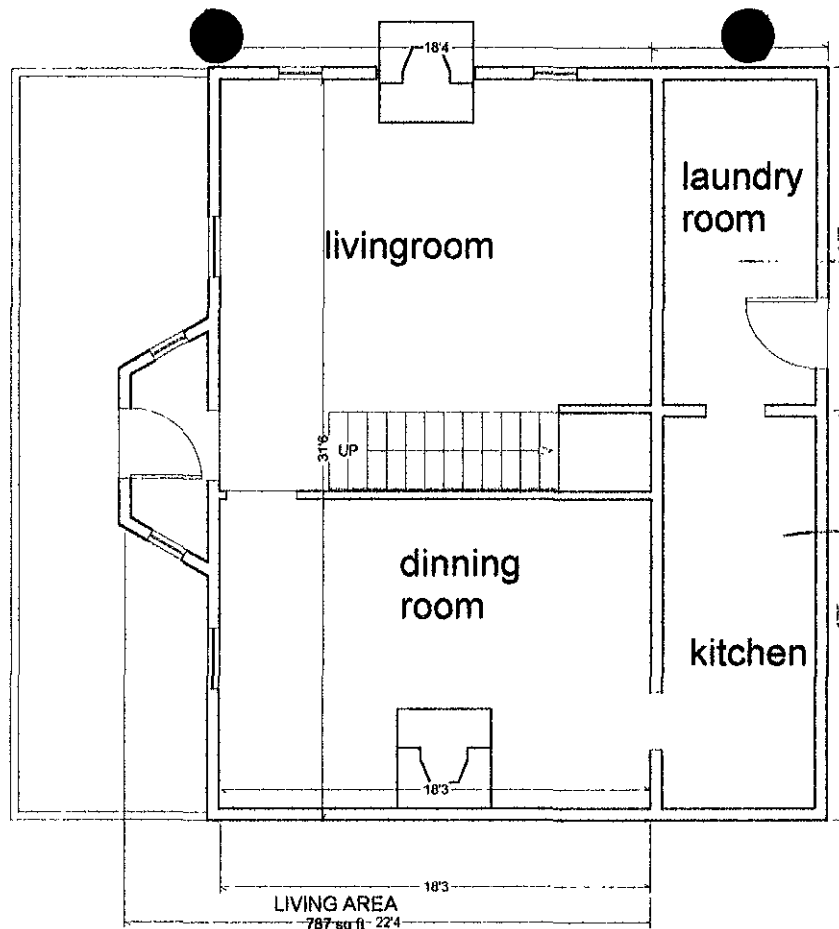
SUBJECT:   Zoning Advisory Committee Meeting  
              for March 1, 1999  
              Item Nos. 316, (317) 319, 325, and  
              326

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:jrb

cc:   File

ZONE0301.NOC

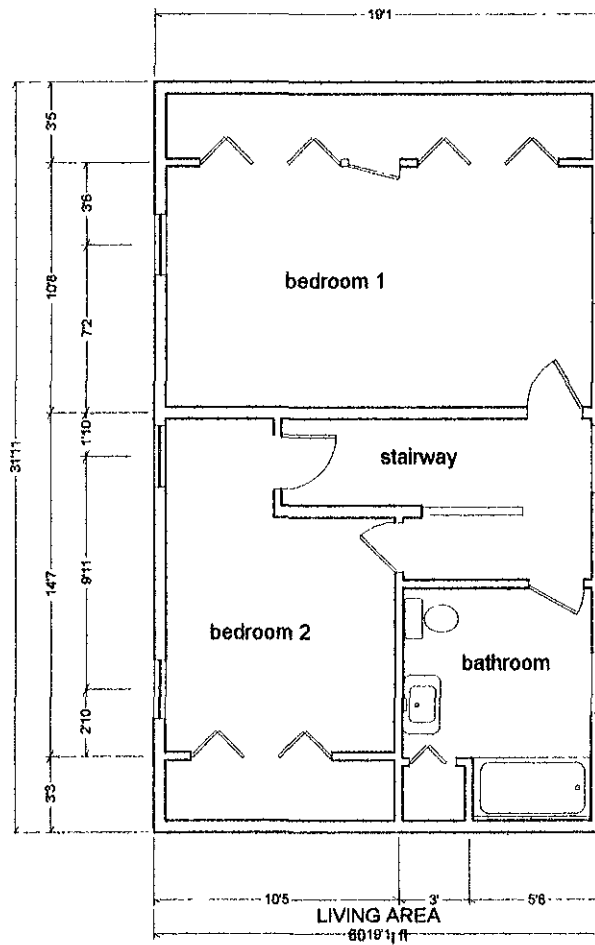


EXISTING House  
1st Floor.

To Be  
Removed  
To Make Room  
For The Addition

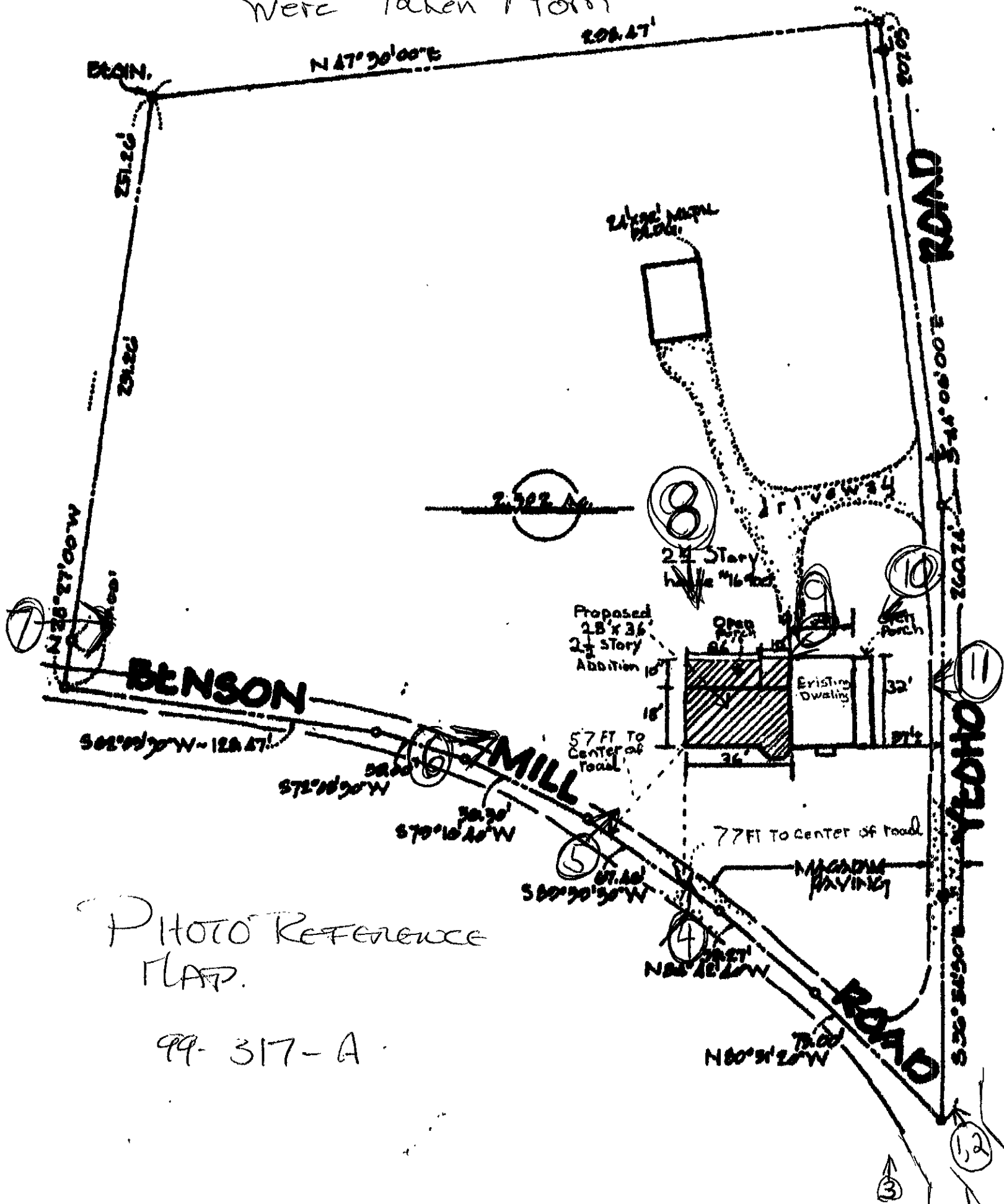
99.317.17

E KIST-WAG House  
2ND Floor.

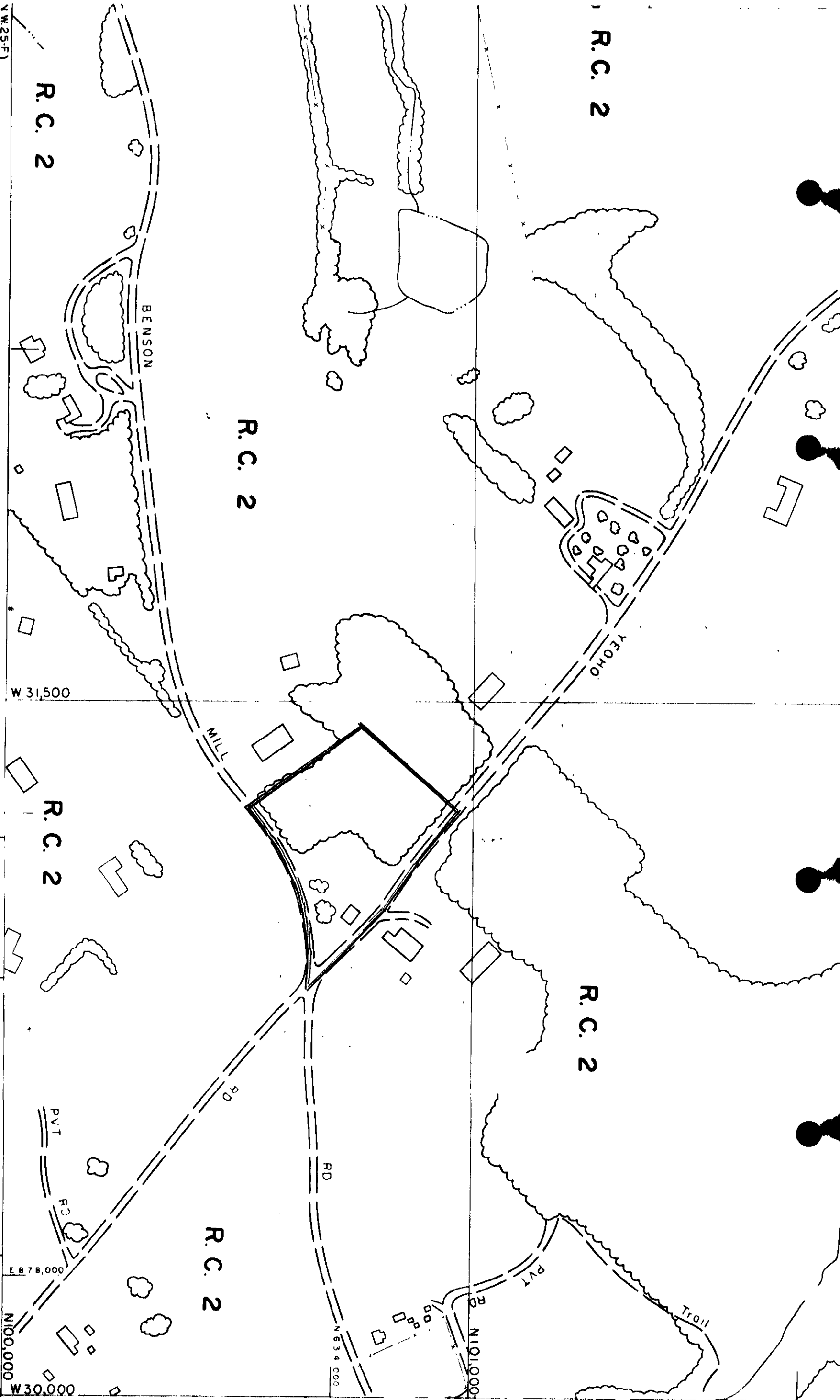


99-317-A

Map Showing where pictures  
were taken from

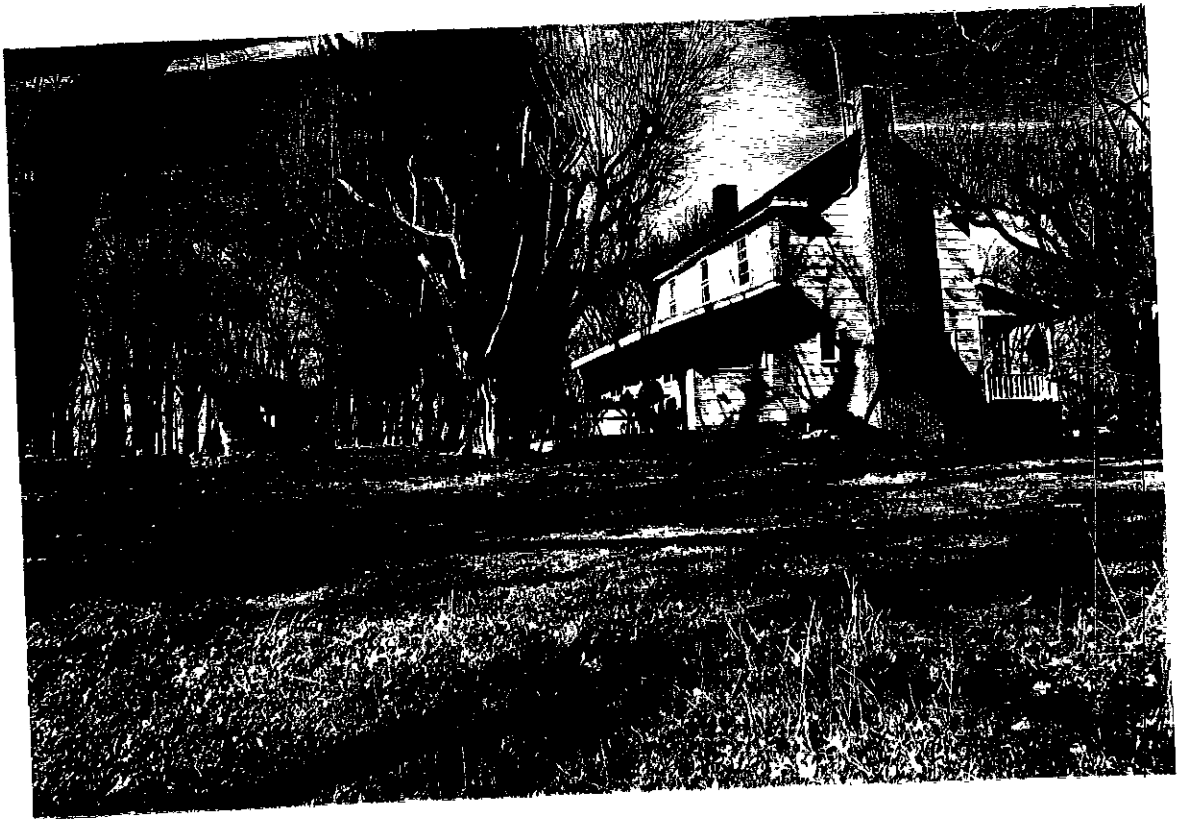
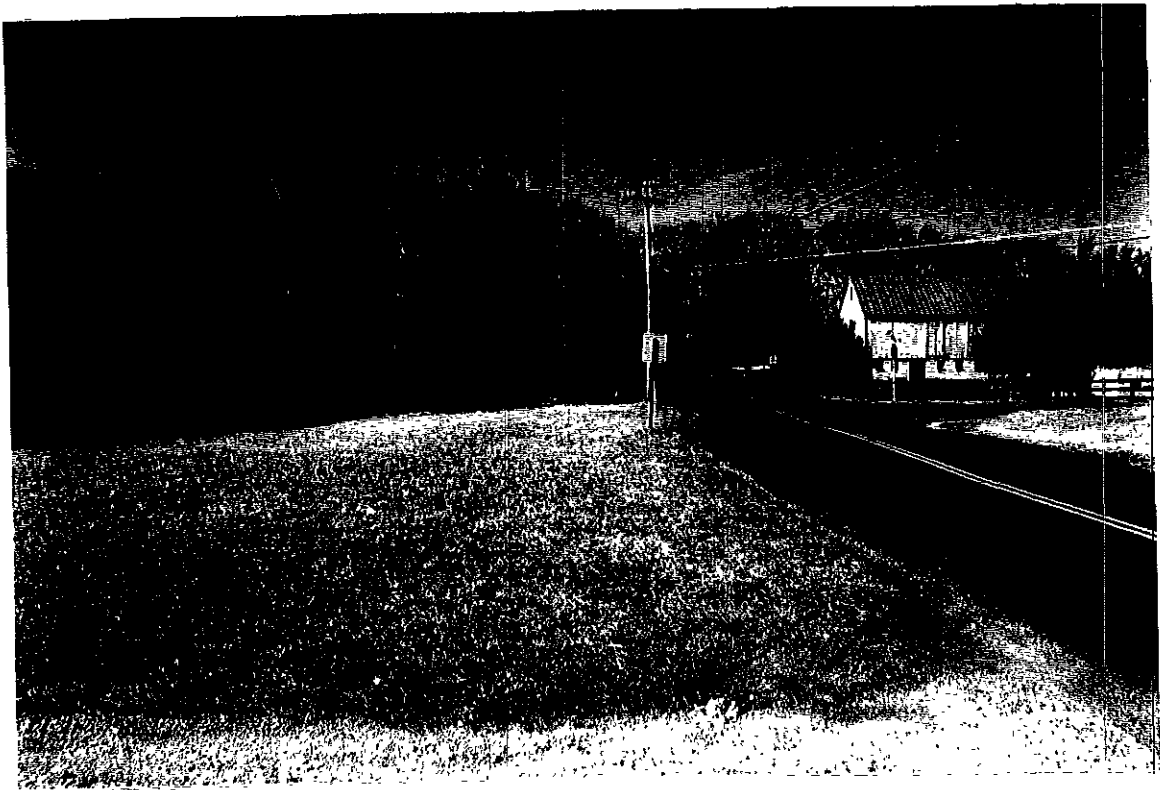


# E COUNTY ING AND ZONING ONING MAP



SCALE	LOCATION	SHEET
1" = 200' ±	SOUTH OF M.T. CARMEL 99-317-A	N. W. 26-F
DATE OF PHOTOGRAPHY JANUARY		



















PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTH OF MT. CARMEL	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986	99.37 (7)	26-F



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

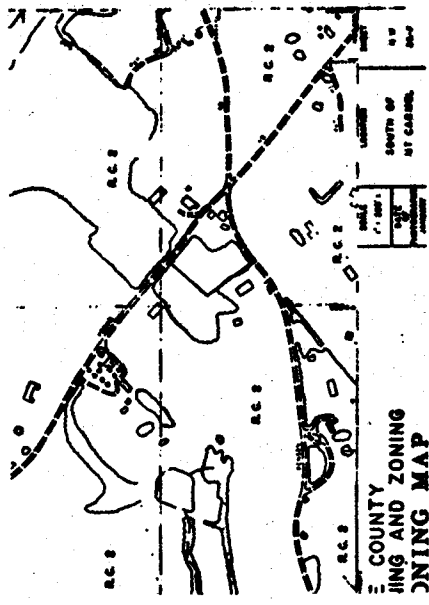
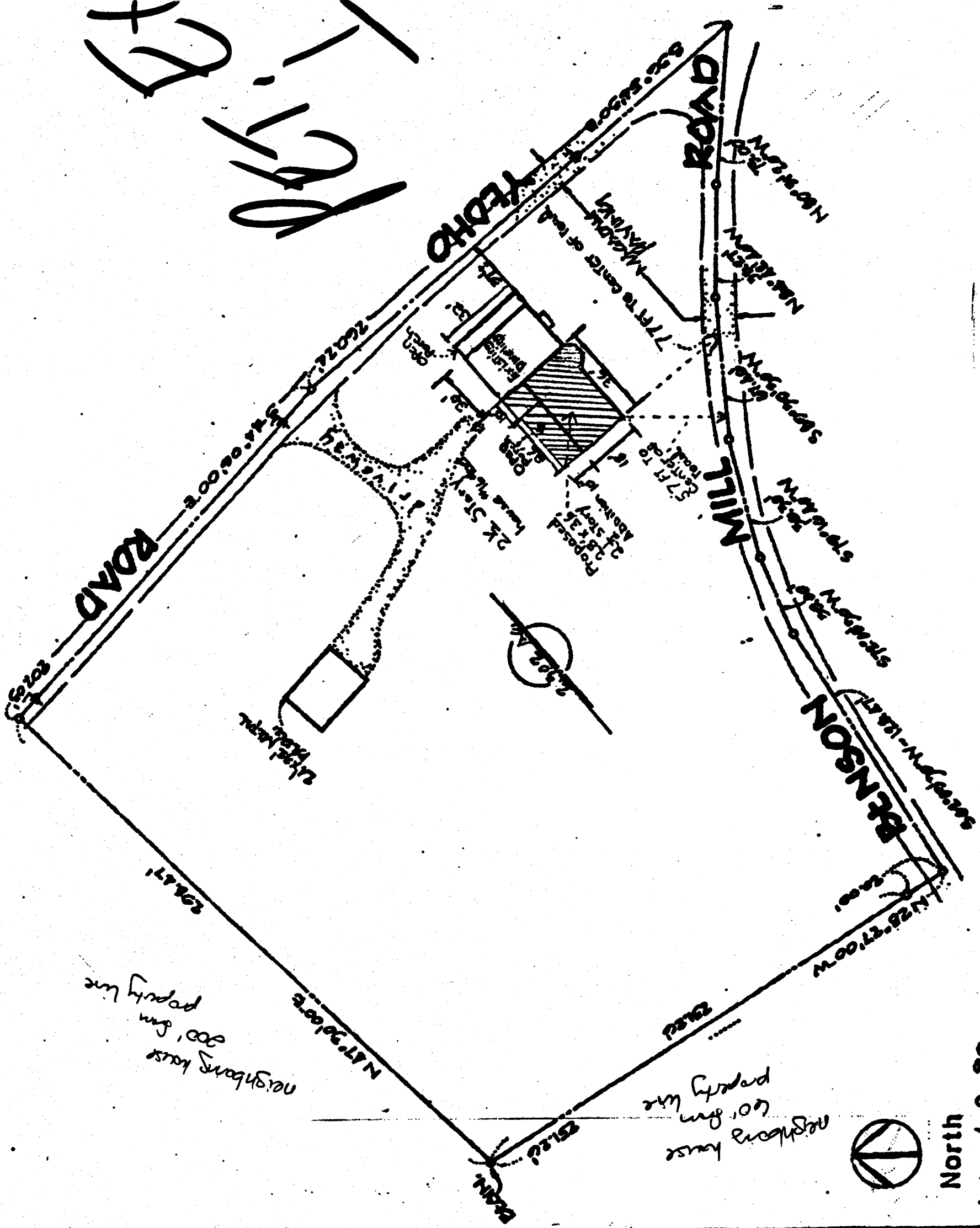
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 16400 Yeoho Rd.

Subdivision name: \_\_\_\_\_

plat book # NA, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: Jack & Elizabeth Kames



Vicinity Map  
North  
scale: 1"=1000'

LOCATION INFORMATION

Election District: 5

Councilmanic District: 3

1"-200' scale map: NW 26-F

Zoning: RC 2

Lot size: 2.502 acreage

square feet

SEWER: ☐ public ☒ private  
WATER: ☐ public ☒ private  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

FJS

317

99-317-A

North

date: 1-8-79

prepared by: Jack G. Kamps, Jr. Scale of Drawing: 1"= 50'